

City Hall Reuse Amendments

3300 Newport Boulevard and 475 32nd Street



Planning Commission
January 17, 2013

STAFF PRESENTATION (PA2012-031)



Current Site Information



Site Size

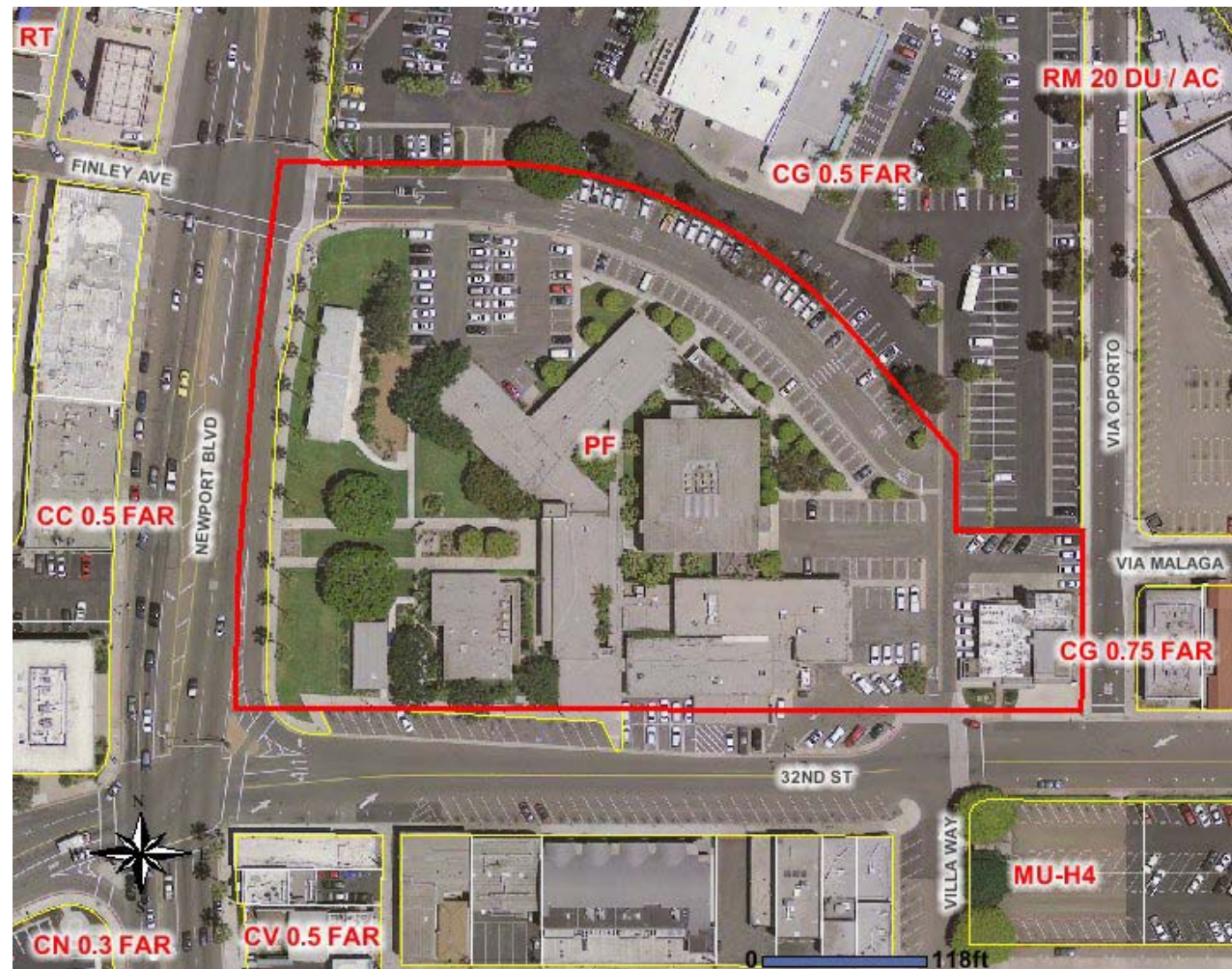
4.26 acres gross
3.96 acres net
(approximately)

Building Area

54,000 sq. ft.
(includes
fire station #2)

Designated

"Public Facilities"



Background



- July 2010 - Planning in Lido Village begins
- January 2011 - City Council approved a new vision for Lido Village "Alternative 5B" plan
- January 2012 - City Council approved Lido Village Design Guidelines
- June 2012 - City Council initiates land use amendments for City Hall property

General Plan Amendment



- Existing land use – Public Facilities
- Proposed land use – Mixed Use (MU-H5)

“The MU-H5 designation provides for the horizontal or vertical intermixing of commercial, visitor accommodations, residential, and/or civic uses. Civic uses may include, but are not limited to, a community center, public plazas, a fire station and/or public parking.”

General Plan Amendment



- 99 dwelling units and 15,000 square feet of commercial or 99,625 square feet of hotel
- Any combination of dwelling units and hotel rooms provided it does not exceed 99 dwelling units or 99,675 sf of hotel use.
- Accessory commercial floor area is allowed and municipal facilities are not restricted or included in any development limit.

Coastal Land Use Plan Amendment



- Existing land use – Public Facilities
- Proposed land use – Mixed Use (MU)

“The MU category is intended to provide for the development a mix of uses, which may include general, neighborhood or visitor-serving commercial, commercial offices, visitor accommodations, multi-family residential, mixed-use development, and/or civic uses.”

Coastal Land Use Plan Amendment



- **Amend Policy 4.4.2-1** to potentially allow:

“Buildings and structures up to 55 feet in height, provided it is demonstrated that development does not negatively impact public views. Peaks of sloping roofs and elevator towers may exceed 55 feet by up to 5 feet and architectural features such as domes, towers, cupolas, spires, and similar structures may exceed 55 feet by 10 feet. The purpose of allowing buildings, structures and architectural elements to exceed 35 feet is to promote vertical clustering resulting in increased publically accessible on-site open space and architectural diversity while protecting existing coastal views and providing new coastal view opportunities.”

Zoning Code Amendment



- Amend Sections 20.14.020, 20.22.010, and 20.14.010 to create and apply the **MU-LV** zoning district to the site.

“The MU-LV designation provides for the horizontal or vertical intermixing of commercial, visitor accommodations, residential, and/or civic uses. Civic uses may include a community center, public plazas, fire station and/or public parking.”

Zoning Code Amendment



- Amend Section 20.22.020 to establish allowed uses and permit requirements for the MU-LV zone.
- Amend Section 20.22.030 to establish development standards for the MU-LV zone.

Open Space	20% of net acreage	
Setbacks	Newport Boulevard: 20 ft. for buildings up to 26 ft. 35 ft. for taller structures	32 nd Street: 0 ft. for buildings up to 26 ft. 10 ft. for taller structures
Building Height	55 feet, 60 feet for sloping roofs, and 65 feet for architectural features	

California Environmental Quality Act (CEQA)



- Mitigated Negative Declaration Prepared – 30-day comment period provided (11/26/2012-12/26/2012)
- Programmatic Mitigation Measures recommended
- Mitigation Monitoring and Reporting Program
- Three comment letters received and written responses prepared for consideration
- Less than significant impact with approval of amendments

California Environmental Quality Act (CEQA)



- Aesthetics concerns
 - Public views
 - Shade/Shadow
- Traffic concerns
 - Peak hour trips reduced
 - Hotel use would increase daily trips (277)
 - Residential use would decrease daily trips (-462)
- Water/Sewer
 - Deemed adequate by Municipal Operations for either residential or hotel use

Other Considerations



- Measure S – No vote of the electorate
- Required Native American Tribal Consultation complete, monitoring services offered if necessary; however, no resources are anticipated
- Future development project requires noticed public hearing, planning, traffic engineering and environmental review

Next Steps



- City Council – February 12, 2013 (tentative)
- Coastal Commission review of CLUP amendment will take 8-15 months (schedule to be determined)
- Future development project design and approval is a separate and ongoing process

QUESTIONS?



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